Document #4862

2/5/87

DOCUMENT #4862

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF ANN CUNNIFFE
CHARLESTOWN URBAN RENEWAL AREA
MASS. PROJECT R-55
PARCEL R-109

ADOPTED 2/5/87

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of Urban Renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, ANN CUNNIFFE, has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel R-109 in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That ANN CUNNIFFE be and hereby is finally designated as Redeveloper of Parcel R-109 in the Charlestown Urban Renewal Area.

2. That it is hereby determined that ANN CUNNIFFE possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Working Drawings and Specifications submitted for the development of Parcel R-109 conform in all respects to the Urban Renewal Plan for the Project Area.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practical feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel R-109 to said ANN CUNNIFFE said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redevelopers's Statement for Public Disclosure" (Federal Form H-6004).

Form Approved
OMB No. 63R-0867

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE [1]

A. REDEVELOPER AND LAND

1- a. Name of Redeveloper: Ann M. Cunniffe

b. Address and ZIP Code of Redeveloper: 18 St. Martin St. Charlestown, MA 02129

c. IRS Number of Redeveloper: 031-46-0816

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

City of Boston
(Name of Local Public Agency)

in N W/S St Martin Street Rear, Ward 2 P-01447
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts, is described as follows [2]

N W/S St. Martin Street Rear, Ward 2 P-01447

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of N/A:

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other *(explain)*

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: N/A

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows: N/A

[1] If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

[2] Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock[1]. N/A

b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body. N/A

c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest. N/A

d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest. N/A

e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE	POSITION TITLE *(if any)* AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
N/A	

6. Name, address, and nature and extent of interest of each person or entity *(not named in response to Item 5)* who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper *(for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper)*:

NAME, ADDRESS, AND ZIP CODE	DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
N/A	

7. Names *(if not given above)* of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

N/A

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

[1] If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE *(Continued)*

Form Approved
OMB No. 63R-0867

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

   a. Total cost of any residential redevelopment. . . . . N/A. . . $
   b. Cost per dwelling unit of any residential redevelopment. . . . . N/A. . . $
   c. Total cost of any residential rehabilitation . . . . . N/A. . . $
   d. Cost per dwelling unit of any residential rehabilitation . . . . . N/A. . . $

2. a. State the Redeveloper's estimate of the average monthly rental *(if to be rented)* or average sale price *(if to be sold)* for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL $	ESTIMATED AVERAGE SALE PRICE $
N/A		

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:
N/A

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: N/A

CERTIFICATION

I(We)[1] Ann M. Cunniffe
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.[2]

Dated: December 31, 1986

Ann M. Cunniffe
Signature

Title

Address and ZIP Code

Dated: _____

_____
Signature

Title

Address and ZIP Code

[1] If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

[2] Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than $10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Form Approved
OMB No. 63R-0867

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: Ann M. Cunniffe

   b. Address and ZIP Code of Redeveloper: 18 St. Martin St
   Charlestown, MA 02129

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

   City of Boston
   (Name of Local Public Agency)

   in Charlestown, MA
   (Name of Urban Renewal or Redevelopment Project Area)

   in the City of Charlestown, State of MA,
   is described as follows:
   N W/S St. Martin Street, Rear
   Ward 2 P-014417

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☑ NO
   If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.
   N/A

4. a. The financial condition of the Redeveloper, as of December 31, 1 , 19 19[illegible] is as reflected in the attached financial statement.
   (NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, *including contingent liabilities*, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

   b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based: N/A

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land: N/A

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Form Approved
OMB No. 63R-0867

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY *(Continued)*

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

   a. In banks:

   NAME, ADDRESS, AND ZIP CODE OF BANK | AMOUNT
   $

   b. By loans from affiliated or associated corporations or firms:

   NAME, ADDRESS, AND ZIP CODE OF SOURCE | AMOUNT
   $

   c. By sale of readily salable assets:

DESCRIPTION	MARKET VALUE	MORTGAGES OR LIENS
18 St. Martin St. Charlestown, MA Single family house	$ 150,000.00	$ 16,000.00

7. Names and addresses of bank references:
   New World Bank
   Union St Boston, MA

8. a. Has the Redeveloper or *(if any)* the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5,6, and 7 of the *Redeveloper's Statement for Public Disclosure* and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☑ NO

   If Yes, give date, place, and under what name. N/A

   b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☑ NO

   If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary. N/A

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion: N/A

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY *(Continued)*

b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:
N/A

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper: N/A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder: N/A

a. Name and address of such contractor or builder: N/A

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☑ NO
If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years: $ N/A .

General description of such work: N/A

d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT	LOCATION	AMOUNT	DATE TO BE COMPLETED
N/A		$	

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Form Approved OMB No. 63R-084

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY *(Continued)*

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY	AMOUNT	DATE OPENED
N/A	$	

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor: N/A

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☑ NO

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☑ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility *(other than the financial statement referred to in Item 4a)* are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

(I)(We)[1] Ann M. Cunniffe

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.[2]

Dated: December 31, 1986

Ann M. Cunniffe
Signature

Title

Address and ZIP Code

Dated: _____

_____
Signature

Title

Address and ZIP Code

[1] If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..

[2] Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than $10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

DEVELOPER'S STATEMENT OF QUALIFICATIONS
AND FINANCIAL RESPONSIBILITY (FORM 2) (page 1 of 4)

1. Name and address of developer:
Ann M. Cunniffe
18 St. Martin St.
Charlestown, MA 02129

2. Is the developer or any other member of the joint venture a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms.
YES: _____ NO: ✓
If yes, explain

3. a. The financial condition of the developer, as of 12/31/86 is as reflected in the attached financial statement.

NOTE: Attach to this statement a financial statement FOR EACH GENERAL PARTNER showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old. These statements will be held in strict confidence.

b. Name and address of auditor or public accountant who performed audit on which said financial statement is based. N/A

4. If funds for the development of the project are to be from sources other than the developer's own funds, please state the developer's plan for financing the acquisition and development of the project:
N/A

5. Sources and amount of cash available to developer to meet up-front costs of the proposed undertaking:

a. In banks:

Name, address & zip code of bank	Amount
	$

b. By loans from affiliated or associated corporations of firms:

Name, address & zip code of source	$ Amount
N/A	

c. By sale of readily salable asset

Description	Market Value	Mortgage or liens
N/A	$	$

6. Name and addresses of bank references:

New World Bank
Union Street Boston

7. Has the developer or (if any) the corporation, or any subsidiary or affiliated corporation of the developer or said parent corporation, or any of the developer's officers or principal members, shareholders or investors, or other interested parties been adjudged bankrupt, either voluntary or involuntary, within the past ten years?

YES: _____ NO: ✓

If yes, give the date, place and under what name.

8. a. Undertakings, comparable to the proposed development work, which have been completed by the developer, including identification and brief description of each project and date of completion:

N/A

b. If the developer or any of the principals of the developer has ever been an employee in a supervisory capacity for a construction contractor or builder or undertaking comparable to the proposed development work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

9. If the developer or a parent corporation, a subsidiary, an affiliate, or a principal of the developer is to participate in the development of the land as a construction contractor or builder: N/A

a. Name and address of such contractor or builder:
N/A

b. Has such contractor or builder within the last ten years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?
YES _____ NO ✓
If yes, explain:

c. Total amount of constructiopn or development work performed by such contractor or builder during the last three years:
$ N/A
General description of such work:
N/A

d. Construction contracts or developments now being performed by such contractor or builder:

Identification of Contract or Development and Location	Amount $	Date to be Completed
N/A		

e. Outstanding construction contract bids of such contractor or bidder:
N/A

Awarding Agency	Amount	Date opened
N/A		

10. Brief statement respecting equipment, experience, financial capability, and other resources available to such contractor or builder for the performance of the work involved in the development of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

N/A

11. Statement and other evidence of the developer's qualifications and financial responsibility (other than the financial statement referred to in Item (3) are attached hereto and hereby made a part hereof as follows:

N/A

12. If the developer, any employee of the developer or any party holding a financial interest in the development is now a City of Boston employee or has been at any time in the year preceding this date, please list the person(s)'s name, position held, or financial interest in the development entity, City of Boston position, and if not currently employed by the City, the last date of City employment.

N/A

13. List the address(es) of all other properties that the owner(s) or principals of the proposed project owns in the City of Boston:

18 St. Martin St.
Charlestown, MA 02129

received
4/7/87

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must trut
complete this statement and submit it prior to being formally designated for
project.

1. Do any of the principals owe the City of Boston any monies for incurred
estate taxes, rents, water and sewer charges or other indebtedness?

No

2. Are any the principals employed by the City of Boston? If so, in what c
(Please include name of agency or department and position held in that a
department).

No

3. Have any of the principals previously owned any real estate? If so, whe
and what type of property?

Yes. A single family home at 18 St Martin St. Charle

4. Were any of the principals ever the owners of any property upon which tr
Boston foreclosed for his/her failure to pay real estate taxes or other
indebtedness?

No

5. Have any of the principals ever been convicted of any arson related crir
currently under indictment for any such crimes?

No

6. Have any of the principals been convicted of violating any law, code, s
ordinance regarding conditions of human habitation within the last thre
years?

No

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS
31st Day of December, 1986

SIGNATURE: Dawn M. Carnicelli

ADDRESS: 18 St. Martin St. Charlestown, MA

CERTIFICATION

I/We, Dan M. Cunniffe, certify that this Developer's Statement of Qualifications and Financial Responsibility and the attached evidence of the developer's qualifications and financial responsibility, including financial statements, are true and correct to the best of my/our knowledge and belief.

Dated 12-31-86

Dan M. Cunniffe
Signature

Address & Zip Code

Dated

Signature

Address & Zip Code

MEMORANDUM February 5, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: JOHN R. LEIGH, ASSISTANT DIRECTOR,
HARBOR PLANNING AND DEVELOPMENT AND,
JAMES F. ENGLISH, DEPUTY DIRECTOR AND,
LAWRENCE E. BROPHY, SENIOR PLANNER

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA
MASS. PROJECT R-55
FINAL DESIGNATION OF REDEVELOPER
PARCEL R-109

The Boston Redevelopment Authority has recently acquired by transfer from the City of Boston Parcel R-109 which is located at N/WS St. Martin Street, Rear, in Charlestown. This parcel is described on City of Boston Tax Records as Ward 2, Parcel 1447 containing 540 square feet of land.

Ms. Anne Cunniffe, 18 St. Martin Street has expressed a written interest in the parcel which directly abuts her property. It is Ms. Cunniffe's desire to use this parcel to create a backyard for her home.

The disposition of this sliver parcel is in keeping with the policy of disposition to adjacent owners. It is recommended the Authority negotiate a sales price due to the location.

It is therefore recommended that Ms. Anne Cunniffe be granted final designation as redeveloper of Parcel R-109, N/SW St. Martin Street, Rear, Ward 2, Parcel 1447, Charlestown.

An appropriate resolution is attached.

LEB/gmh

lb/017

HANCOCK STREET
EDEN STREET
MEAD STREET
RUSSELL STREET
BUNKER HILL STREET
ST. MARTIN STREET
NORTH MEAD STREET
BELMONT STREET
SACKVILLE STREET
COOK STREET
ALLSTON STREET
STREET